

To Let

Retail Accommodation

Magowan West, Portadown



- Magowan West is an established retail and office destination at the centre of Portadown
- Anchored by B&M Bargains and Poundland
- Other multi-nationals in the scheme include, Boots and United Colors of Benetton.
- Mixed use scheme comprising of Retail and Office accommodation
- In close proximity to two of the town's main car parks

Savills Belfast

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Location

Portadown is located approximately 30 miles south west of Belfast. It has a population of 80,700 persons and benefits from catchment in excess of 235,000. Magowan West is a highly visible Shopping Centre with frontage onto West Street and one of the town's main car parks. The scheme is easily accessible, directly from the M12/ A3 and is situated opposite Portadown train and bus station. The train station provides one of the major stops along the Belfast- Dublin.

Description

The Magowan West is unique in its offering of retailers; attracting both large multinationals and excellent quality local retailers. The scheme is anchored by B&M Bargains and Poundland. Other multinational retailers include Boots, Benetton and Poundstretcher. Magowan West's quality local retailers include the Bottom Drawer, DV8, Houseproud Furnishings and Clubworld Travel.

Accommodation

The following retail units are available:

Unit	Sq ft	Service Charge / Insurance
8/9	2,648	£8,264
19/21	2,465	£6,642
31	821	£4,314

Lease Details

Term: Flexible lease terms available

Rent: Available upon request

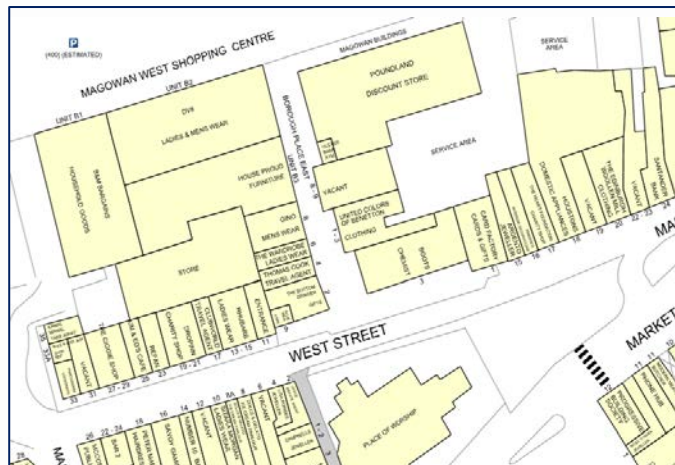
Rent Reviews: 5 yearly, upward only

Service Charge and Insurance: A service charge will be levied to cover the landlord's expenditure in connection with the maintenance, repair and general running of the scheme.

Rates Assessment

We are advised by Land and Property Services of the following:

Unit	NAV	Rates Payable
8/9	£33,700	£19,881
19/21	£29,400	£17,344
31	£11,000	£6,490



EPC

Available upon request

Further Information/ Viewings

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VAT

All prices, outgoings and rentals are exclusive of, but may be liable to Value Added Tax

Important Notice

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